

081.0

0003

0004.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

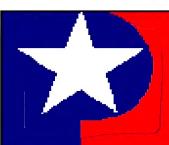
803,000 / 803,000

USE VALUE:

803,000 / 803,000

ASSESSED:

803,000 / 803,000



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		KING ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KWAN RICKY C --ETAL	
Owner 2: KWAN JUAN PING	
Owner 3:	
Street 1: 6 KING STREET	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y
	Type:

## PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

## NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1988, having primarily Vinyl Exterior and 2532 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6042	Sq. Ft.	Site			0	70.	0.90	5			Med. Tr	-10					378,792						378,800	

## IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		6042.000	424,200		378,800	803,000			146997
							GIS Ref		
							GIS Ref		
							Insp Date		
							08/17/18		

## PREVIOUS ASSESSMENT

Parcel ID							
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2022	101	FV	424,200	0	6,042.	378,800	803,000
2021	101	FV	411,200	0	6,042.	378,800	790,000
2020	101	FV	411,200	0	6,042.	378,800	790,000
2019	101	FV	317,400	0	6,042.	384,200	701,600
2018	101	FV	317,400	0	6,042.	286,800	604,200
2017	101	FV	317,400	0	6,042.	259,700	577,100
2016	101	FV	317,400	0	6,042.	248,900	566,300
2015	101	FV	314,000	0	6,042.	211,000	525,000

## SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19702-167		3/1/1989		232,500	No	No	Y	

## BUILDING PERMITS

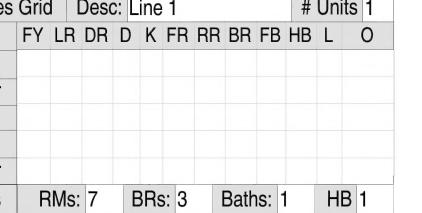
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/17/2002	499	Re-Roof	1,500	C					8/17/2018	MEAS&NOTICE	BS	Barbara S
10/19/1998	723	Siding	3,000					VINYL SIDING	3/30/2009	Entry Denied	345	PATRIOT

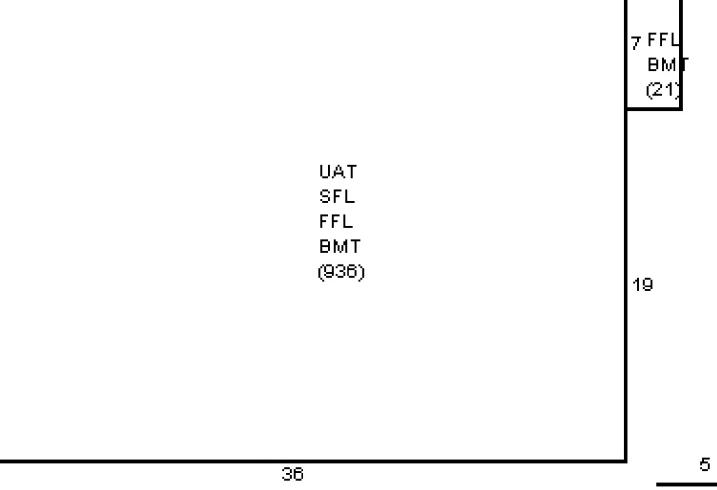
## ACTIVITY INFORMATION

4/24/2000	Inspected	
4/11/2000	Missed Appt.	
1/11/2000	Mailer Sent	
1/11/2000	Measured	
8/7/1993		EK

Sign:  VERIFICATION OF VISIT NOT DATA

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>											
Type: 6	Colonial			Full Bath: 1	Rating: Average	NO ACCESS TO BEDROOM W/ATTIC STAIRS																	
Sty Ht: 2A	2 - 2 Sty +Attic			A Bath: 1	Rating: Good	EST ATC FINISH AND MASTER BATH,																	
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:	SUMMER ST.																	
Foundation: 1	- Concrete			A 3QBth:	Rating:																		
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average																		
Prime Wall: 4	- Vinyl			A HBth:	Rating:																		
Sec Wall:			%	OthrFix:	Rating:																		
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good	1st Res Grid   Desc: Line 1   # Units 1																	
Color: YELLOW				A Kits:	Rating:	Level   FY LR DR D K FR RR BR FB HB L O																	
View / Desir:				Frl:	Rating:	Other																	
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:	Upper																	
Grade: C	- Average							Lvl 2															
Year Blt: 1988	Eff Yr Blt:							Lvl 1															
Alt LUC:	Alt %:							Lower															
Jurisdct: G4	Fact: .							Totals				RMS: 7	BRs: 3	Baths: 1	HB: 1								
Const Mod:																							
Lump Sum Adj:																							
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>											
Avg Ht/FL: STD				Phys Cond: GD - Good	11. %	Exterior:				No Unit				RMS	BRS	FL							
Prim Int Wal 1	- Drywall			Functional:	%	Interior:				1				7	3	M							
Sec Int Wall:			%	Economic:	%	Additions:																	
Partition: T	- Typical			Special:	%	Kitchen:																	
Prim Floors: 3	- Hardwood			Override:	%	Baths:																	
Sec Floors:			%	Plumbing:																			
Bsmnt Flr: 12	- Concrete			Electric:																			
Subfloor:				Heating:																			
Bsmnt Gar: 1				General:																			
Electric: 3	- Typical																						
Insulation: 2	- Typical																						
Int vs Ext: S																							
Heat Fuel: 1	- Oil																						
Heat Type: 3	- Forced H/W																						
# Heat Sys: 1																							
% Heated: 100	% AC:																						
Solar HW: NO	Central Vac: NO																						
% Com Wal	% Sprinkled																						
<b>MOBILE HOME</b>				Make:			Model:			Serial #:			Year:	Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 081.0-0003-0004.A																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value					
More: N					Total Yard Items:				Total Special Features:				Total:										





<b>SUB AREA</b>		<b>SUB AREA DETAIL</b>									
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
FFL	First Floor	979	155.760	152,493	BMT	100	RRM	40	A		
BMT	Basement	957	58.880	56,347	UAT	100	FLA	100	A		
SFL	Second Floor	936	155.760	145,795							
UAT	Upper Attic	234	109.030	25,514							
WDK	Deck	100	16.000	1,600							
						Net Sketched Area: 3,206 Total: 381,749					
Size Ad	1915	Gross Area	3908	FinArea	2532						

**IMAGE**



**AssessPro Patriot Properties, Inc**